Prepared By:
Gareth S. Aden, Esq.
900 Nashville Bank & Trust Building
Nashville, Tennessee 37201

Map 32
Par. 20
Pcl

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WARRANTY DEED

Address New Owner(s) as Follows:

LaVerne O. Talley
4250 Brick Church Pike
Nashville, Tennessee

Send Tax Bills To:

LaVerne O. Talley
4250 Brick Church Pike
Nashville, Tennessee

For and in consideration of the sum of Five Thousand ($5,000.00) Dollars, of which $3,500.00 is cash in hand paid and the remainder by note of even date herewith, and for love and affection, Charles Brooks and wife, Josie Brooks, Grantors have this day bargained and sold and do hereby transfer and convey unto the said LaVerne O. Talley, her successors, heirs and assigns, certain real estate in Davidson County, as follows:

Land in the Tenth Civil District of Davidson County, Tennessee, situated on the east side of Brick Church Pike, north of the intersection with Jackson Road, and more particularly described as follows:

Beginning at a point on Brick Church Pike at the South end of a cut in the Midway Hill; thence S. 86.50 E. along the south side of a 25 foot road belonging to John Byzett 28 polls to a stake; thence N. 78.15 W. to a stone at said John Byzett's corner 25 feet south of Isaac Cazwell's line; thence southwardly with Byzett's line to a stake ten feet northeast from a poplar stump; thence N. 87 W. 42.25 poles to a point in center of said Brick Church Pike; thence with said Brick Church Pike N. 9 W. 16 poles; thence N. 15 W. 28 poles more or less, to the beginning; said tract containing ten (10) acres more or less.

Being the same property conveyed to Charles Brooks and Eliza Brooks by Percy Williams and wife, Mary P. Williams, and William P. Phillips by deed dated the _____ day of May, 1922, and recorded in Book 589, page 48, R.O.D.C.

Grantors hereby reserve the right to control and possess said tract of real property during their lifetimes and the lifetime of the survivor of them, and at the death of the survivor, this life estate shall cease and full fee shall then vest in the said grantee, LaVerne O. Talley.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for the transfer is $5,000.00.

Subscribed and sworn to before me this the 12 day of March, 1973.

LaVerne O. Talley
(Affiant)

Janel Williams
Notary Public

My Commission Expires: October 30, 1973.

This is improved property known as Rt. 1, Whites Creek, Tennessee (Mailing Address).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said LaVerne O. Talley, her successors, heirs and assigns forever. They covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

They further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said LaVerne O. Talley, her successors,heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 12 day of March, 1973.

WITNESS:

_____ x Charles Brooks

_____ Janel Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janel Williams, a Notary Public in and for said County and State, Charles Brooks, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, the said Charles Brooks, having made his mark in my sight and presence and having had his name written thereon by Katherine Davis, at his request, and also in my sight and presence.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 12 day of March, 1973.

Janel Williams
Notary Public

My Commission Expires: October 30, 1973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janel Williams, a Notary Public in and for said County and State, Josie Brooks, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 12 day of March, 1973.

Janel Williams
Notary Public

My Commission Expires: Oct 30, 1973.

B 9 8 3 6 9

IDENTIF. REFERENCE

MAR 15 1 18 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 15	CONV	$5,000.00			
MAR 15	STAX		A*	13.00	
MAR 15	PRFEE		A*	.50	
MAR 15	W'DEED		A*	6.00	* 19.50